

ORDINANCE NO. 2025-07

**AN ORDINANCE AMENDING THE TOWN OF LEEDS, VARIOUS LAND USE
ORDINANCES AMENDING PROVISIONS OF THE LAND USE ORDINANCE
INCLUDING DEFINITIONS AND MIXED USE (MU) ZONE**

RECITALS AND LEGISLATIVE FINDINGS

WHEREAS, under Utah Code Annotated (1953, as amended) § 10-6, the town may pass all ordinances and make all regulations necessary and proper for the safety, peace and good order of the Town of Leeds and its inhabitants;

WHEREAS, the town desires to change its Land Use Ordinance Mixed Use (MU) Zone and update definitions and terms found in 1.16 Definitions of the Town of Leeds Land Use Ordinances, as further described in the new provisions;

WHEREAS, the Planning Commission conducted a duly notice public hearing on the proposed changes to the Mixed Use (MU) Zone and Definitions of the Town of Leeds Land Use Ordinances, and citizens had the opportunity to attend and participate in the public hearing, and the Planning Commission unanimously recommends approval of the proposed changes to the Town of Leeds Land Use Ordinances; and

WHEREAS, the town also desires to improve and update its existing definitions to match definitions found in state code to preserve and enhance the unique community characteristics of the Town of Leeds, by finding a balance between the needs of its inhabitants, citizens and property owners to properly manage development and growth; and

WHEREAS, this proposed ordinance is necessary and proper for management and development of parcels of land within the municipal boundary of the Town of Leeds or the safety, peace and good order of the Town of Leeds and its citizens, and for the preservation and longevity of these lands; and

WHEREAS, it is in the best interest of the citizens of Leeds that the amendments to the Mixed Use (MU) Zone, definitions and other miscellaneous Land Use Ordinances, as attached, be adopted and incorporated into the Town of Leeds Land Use Ordinances; and

WHEREAS, the Town Clerk and Town Attorney are authorized to make numbering and format changes for consistency and in preparation for codification of the code amendments.

NOW, THEREFORE, The Town Council as the Legislative Body of the Town of Leeds ORDAINS as follows:

The Town Council hereby adopts the attached Amendments to the Town of Leeds Land Use Ordinances.

Section 1. Repealer. Current regulations are amended as set forth herein, Town of Leeds Land Use Ordinance, and any provision of the Code found in conflict with this Ordinance is hereby repealed.

Section 2. Enactment. Proposed changes to Chapter 1.16 Definitions and Chapter 23 Mixed Use (MU) zone and miscellaneous other changes are attached hereto and incorporated herein as Exhibit A, and are hereby adopted (all attached language is added to the Code).

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect upon execution below, and upon posting in the manner required by law fifteen days after its passage.

APPROVED AND ADOPTED this _____ day of _____, 2025.

TOWN OF LEEDS, UTAH

Bill Hoster, Mayor
Leeds

ATTEST:

Cari Bishop
Leeds Town Clerk

Councilmember Cundick voted _____
Councilmember Stirling voted _____
Councilmember Furley voted _____
Councilmember Peot voted _____